



DoorKnocker Awards

California

The New Carver Apartments, new construction rental, City of Los Angeles

Partners: Skid Row Housing Trust

Completed in 2011, the New Carver Apartments offers 95 rental units of permanent supportive housing for tenants who are homeless or disabled. The project, located at the edge of downtown Los Angeles, provides 62 units to tenants below 50% of median income. Affordability is ensured through the provision of project-based Section 8 assistance and the project is covenanted by the City to meet prescribed low-income levels for 55 years. A full-time service coordinator handles case management and helps access many and varied services for the residents. Services offered include public advocacy, mental health, substance abuse treatment, medical, employment and independent living workshops. The building designed by nationally recognized architect, Michael Maltzan, is a drum-shaped design and has a central courtyard, administrative offices, and meeting spaces for the tenants. The property is energy efficient and transit-oriented, near local bus routes and the city's light rail line. New Carver Apartments offers a place of solace, support and individual growth in the face of the City's chronic homeless problem.

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California

Casa Dominguez, a multifamily new constructions project for families, Los Angeles County

Partners: Adobe Communities, Children's Collective, St. John's Well Child and Family Center, United Friends of Children, Los Angeles Urban League

Completed in 2010, Casa Dominguez is a 70 unit affordable housing project located in the East Rancho Dominguez Redevelopment Project Area, southeast of downtown Los Angeles bordering the City of Compton. This new construction project of four buildings, two residential and two community buildings, serves young families and youth transitioning out of foster care. It has a 66-space child care center, a health center, and a parent resource center for residents and community members. The project was built with state of the art greening techniques including night flush ventilation systems, gray water irrigation systems for the landscape, high quality insulation and windows and other energy efficient materials and appliances. It is the first project in the county to receive a LEED platinum rating. The design of the project was sensitive to the existing residential neighborhood which was consulted extensively, is transit oriented and close to other community amenities including a new library, which is about to be constructed. Services include after-school programs, a computer learning center, well baby and child services, college preparatory courses, career counseling and English as a second language. There are full time service coordinators on site.

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Massachusetts

St. Polycarp Village Apartments, new construction rental project, Somerville

Partners: The Somerville Community Corporation

The St. Polycarp Village Apartments are located in the Winter Hill section of the City in a neighborhood which is a mix of rental and owner-occupied houses, and includes public housing to the west and south of the site. The project is totally energy efficient with such features as solar panels to generate electricity and hot water, an air filtration system, a green roof, medium density insulation and energy efficient windows and appliances. There was a major emphasis in the design and construction on improvements that reduce energy costs in the project. It is a LEED silver certified building. All the units are affordable with six three-bedroom units and three accessible ones. The neighborhood is transit oriented, located near green space and recreation facilities, and is close to retail, grocery stores, a health center, post office and other services.

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Massachusetts

Worthington Commons, acquisition and rehabilitation rental, City of Springfield, MA

Partners: City of Springfield, First Resource Company

Worthington Commons is an acquisition and rehabilitation project of 12 masonry buildings constructed at the turn of the 20th century. The project involved moderate rehabilitation of 9 buildings containing 111 units which had been foreclosed and the production of 38 new units through the gut rehabilitation of 3 buildings owned by the city, which had been scheduled for demolition. The project focused both public and private resources to renew these buildings in the Summit Hill neighborhood which had been plagued by crime and disinvestment. Since its completion in 2007, the project has sparked additional private investment, reduced crime significantly, and returned abandoned properties to the tax rolls. Through the creative mixing of many funding sources, all units are affordable to families below 60% of median income while 15 units are reserved for those below 30% of median income. Eight units are accessible and three are equipped for those with hearing impairments. The developer employed green rehabilitation techniques including new windows and roofs, insulation, and high efficiency gas boilers and plumbing fixtures. The project enjoys strong property management oversight, new security features, improved grounds and sidewalk treatments, a community center and the availability of two major bus lines to the downtown. The project was a catalyst for neighborhood change and the preservation and improvement of affordable housing for the City of Springfield.

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Massachusetts

Gordon H. Mansfield Veterans Community Village, new construction limited equity cooperative, Commonwealth of Massachusetts

Partners: United Veterans of America (UVA), Berkshire Housing, Inc.

Completed in February of 2011, the Gordon Mansfield Village is a limited equity cooperative of 39 studio and one-bedroom apartments designed to serve formerly homeless veterans who have completed transitional programs and are ready to move into permanent supportive housing. The residents will not only own a cooperative share but will participate in the policy development, management and maintenance of the village. Veteran residents will also have Individual Development Accounts (IDAs) in order to accumulate assets over time. Located on a beautiful site near recreation and parks on the edge of downtown Pittsfield, the apartments with both green and accessibility features are clustered village-style with a bus stop at the end of a drive and proximate to a Veterans Community Care Center. Services provided to the veterans include health care, substance abuse aftercare, mental health counseling, and job training and placement assistance. The project has been made affordable by the elimination of permanent debt and the provision of rental assistance through the Veterans Affairs Supportive Housing program (VASH).

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Ohio

The Commons at Buckingham, new construction rental, Franklin County, Ohio

Partners: National Church Residences, Community Shelter Board (CSB), Columbus Metropolitan Housing Authority

Completed in 2010, The Commons at Buckingham is a 100 unit single-room occupancy rental project developed by the National Church Residences and located in the Discovery District of downtown Columbus. All units are affordable with 75 units available to individuals participating in the Rebuilding Lives initiative administered by the Community Shelter Board. The objective is to help end the cycle of homelessness by creating permanent supportive housing and linking tenants to services, such as social, educational, therapeutic, vocational and health care support. Ten units are accessible. The project has been characterized by outstanding community outreach first, to ensure positive acceptance by the neighborhood and second, to help qualify perspective tenants for supportive housing by documenting disabilities as well as providing continued and varied services on-site. The building itself is high density, amenity enriched, transit-oriented and the first LEED platinum-rated affordable housing project in Ohio and the Midwest.

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New York

Grace Towers Housing, new construction rental and commercial, Mount Vernon

Partners: City of Mount Vernon, NY, Grace Community Development Corporation, Mountco Construction and Development Corporation

Completed in 2010, this rental/commercial new construction project provided 133 units of affordable housing in the city's Third Street corridor, a revitalization area which had blighted and vacant buildings and a high crime rate. This project has provided a strong anchor in the neighborhood both reducing blight and a reduction in crime. The Grace CDC has run the SNUG Violence Prevention Program, funded by the State Department of Justice, working with youth and other community groups. The project has units available for families affected by domestic violence and Grace CDC provides counseling and other services. The long term affordability of 40 years was the result of the creative financing and cooperation between the development team and the city. The city sponsored a PILOT, reducing taxes, for a period of 37 years to enhance affordability over the long term. During the construction of the project, more than 40% of the work was contracted to local minority and women-owned businesses, as well as professional services of an architect and lawyer. This project provided a solid foundation for the redevelopment of the Third Street area, which is a major transportation corridor now home to a new police substation. The project is also awaiting approval of its LEED application reflecting the many energy-efficient features built into the project.

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North Carolina

Pathways to Permanent Housing, a tenant-based rental assistance program, Asheville, North Carolina

Partners: Homeward Bound, Asheville Public Housing Authority, Buncombe County

The Pathways to Permanent Housing Program combines tenant-based rental assistance with housing stabilization case management to ensure housing stability for people experiencing homelessness, very low income people and people with disabilities. In administering the Pathways Program, Homeward Bound applies “housing first” principles to their work offering street outreach and A-HOPE day center, meeting people where they are and using housing as a key intervention to end homelessness. They use a blend of outreach, financial assistance through HOME funds, and case management to help people move from homelessness into stable housing. They successfully reach out to more than 20 landlords and local management companies as well as the housing authority to identify units for their families and help families’ access appropriate social, educational and vocational resources to meet a variety of needs.

Transportation subsidies are available to families to travel to jobs, services and their new homes.

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Pennsylvania

Woodcrest Retirement Residence, acquisition/rehabilitation rental for seniors, Allegheny County, PA

Partners: a.m. Rodriquez Associates, Pennsylvania Housing Finance Agency, Felician Sisters Convent and School

Completed in 2008, the Woodcrest Retirement Residences is 59 units of senior housing developed as an acquisition/rehabilitation project of a former nuns' residence on the campus of the Felician Sisters Convent and School in Coraopolis, Pennsylvania, a suburban community outside of Pittsburgh, PA. The project was redeveloped using green building techniques including day lighting strategies, right-sized ventilation systems, super insulation and the use of low volatile organic compounds in carpeting, resilient flooring, glue, foam furniture, paints and other materials to improve air quality for seniors who may have respiratory or allergy problems. The project has received a gold LEED rating. Services at the residence include optional meals, library/computer area, craft room, hair salon, fitness center, multi-purpose room and van service. A covered bridge connects the residence to the high school promoting intergenerational activities and access to the school's facilities. An internal rent subsidy ensures affordability for qualified tenants.

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South Dakota

Sir Charles Apartments, acquisition and rehabilitation rental, State of South Dakota

Partners: South Dakota Housing Development Authority (SDHDA), Sir Charles Housing, LLC, Lewis and Clark Behavioral Health Services (LCBHS), Development for the Disabled, Inc.

Completed this year, the Sir Charles Apartments were acquired and rehabilitated to retain affordable housing for elderly and disabled tenants in Yankton, SD, a rural community of 14,000. The property, an old hotel combined with three other structures, is on the National Register of Historic Properties. To ensure continued affordability for a 40 year period, the project was able to retain project-based Section 8 rental assistance and a line of credit from SDHDA to ensure sufficient cash flow to cover debt service if necessary. The project is service enriched with counseling, a meal program, and vocational training including a cleaning service available to the tenants. The property has 4 accessible units and was rehabilitated with focus on energy saving measures, including new lighting, cooling, and sprinkler systems. This project was critical to retaining affordability and assistance to the elderly and disabled citizens of Yankton.

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VERMONT

CHDO Capacity Building Program

Partners: State of Vermont, Vermont Housing and Conservation Board

The breadth and depth of the State's CHDO capacity building efforts since the beginning of the HOME Program has been extraordinary. It is led by the Vermont Housing and Conservation Board, the entity selected by the State to administer its HOME program. From two nonprofits covering 3 counties, the CHDO network has grown to ten CHDOs and several nonprofits covering the entire state. The CHDOs have been responsible for the development of nearly 3000 units of affordable housing with a 1,000 HOME units. Of the 237 HOME-assisted projects, 152 or 64% have been developed by CHDOs in communities as small as a 1,000 people, to exclusive resort communities like Manchester, to Vermont's largest city, Burlington. These projects have cleaned up brownfield sites, revitalized neighborhoods and served the lowest of incomes and those with disabilities. Vermont ranks third among State participating jurisdictions for serving extremely low-income households. The major components of Vermont's CHDO capacity program includes: outreach, financial support and incentives, training, targeted technical assistance, monitoring and evaluation and troubleshooting and project workouts if necessary. Topics of technical assistance and training have included organizational development, staff/board relations, personnel, finance, contract compliance, technical operating systems, project development, property and asset management, tenant relations, community relations, capital needs assessments, improving energy efficiency, strategic planning and fundraising. CHDOs play a vital role in executing the State's major housing related goals as articulated in their Consolidated Plan: (1) providing decent housing and (2) providing a suitable living environment. The plan for increased CHDO capacity occurred in three stages: creating and expanding the capacity of CHDOs to develop affordable housing, expanding the asset management capacity of CHDO and other nonprofits, and expanding the capacity to manage high energy prices. This strategy coupled with the commitment to provide permanent affordability and serve the most vulnerable of populations have resulted in affordable housing in every county of the state.

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VERMONT

King Street Housing, new construction mixed use rental and commercial

Partners: Champlain Housing Trust, NeighborWorks America, Vermont Housing and Conversation Board, Housing Vermont

King Street Housing is a 20 unit rental development with 10,000 square feet of office space done by the City of Burlington in partnership with the Champlain Housing Trust (CHT), a HOME Community Housing Development Organization (CHDO). The project is located in a downtown neighborhood designated a Neighborhood Revitalization Strategy Area which was threatened by gentrification and displacement of low-income residents. With 17 of its units affordable in perpetuity under the Community Land Trust model pioneered by CHT, it is close to downtown retail and businesses and is transit –oriented; on a major bus route and two block away from the city’s transportation hub. The project benefitted by the City’s inclusionary zoning through an “in lieu of payment” which financed the predevelopment and site costs in addition to a contribution from the city’s tax-financed housing trust fund. The building, both residential and commercial spaces, is LEED certified helping to keep operating costs low.

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Washington

Broadway Crossing, new construction rental and commercial space, Seattle

Partners: City of Seattle, Capitol Hill Housing, Walgreens

Completed in 2007, Broadway Crossing is one of the greenest residential developments in Seattle, with more than 50 sustainable features incorporated into the design and construction. It has achieved LEED silver status. Located in the Pike/Pine Urban Village of Capitol Hill, Seattle's most densely populated residential neighborhoods; the project is pedestrian friendly, transit oriented and affordable amidst mostly market rate housing and extensive commercial and retail businesses. An 11,000 square foot Walgreens occupies the ground floor of the project, and represents the first time Walgreen's worked with city officials to do a mixed use project. Half of the units are reserved for very low-income households, including nine for formerly homeless families transitioning through the Sound Families Initiative of the Bill and Melinda Gates Foundation. Wellspring Family Services provides child-centered case management and mental health services to help homeless families achieve long-term housing stability. The balance of the units is for families at or below 60% of median income. The project exceeds the City "Seagreen" standards and has incorporated features such as high efficiency lighting, ultra-efficient central gas boiler, air barrier system for sealing the building envelope, traction elevator, programmable thermostats in common areas and Energy Star appliances. The project represents innovative public and private investments in a vibrant and vital commercial and residential part of Seattle.

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Wisconsin

Robert L. Beilman House, new construction residential and commercial, Madison

Partners: Housing Initiatives, Inc. (HII), Wisconsin Housing and Economic Development Authority (WHEDA)

Completed in 2004, The Robert L. Beilman House is a 9 unit rental project designed to meet the needs of low-income people who experience chronic mental illness and have been homeless. With two completely accessible units, the building is a successful example of a moderately sized, attractive, mixed-use project located on an infill lot in the Sherman neighborhood of Madison's northside. The project located in a walkable neighborhood, close to retail centers, has mature trees and a protected marshland which were considered in the design to take advantage of the views and the shade, lowering the cooling costs in the summer. Beilman House has a city bus stop at its door and is two blocks away from a major transportation hub. The property has many energy efficient features, including windows and air filtration and lighting systems. Tenants receive rental assistance through Shelter +Care or Section 8. HII provides intensive property management which includes clinical and case management monitoring and coordination with service providers if necessary. Contributing to greater affordability, a unique feature of the project financing is the 30 year, 2% Homeless mortgage loan provided by the state (WHEDA).

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